SUNCHASE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JUNE 14, 2010
The Santa Rosa Yacht Club
Pensacola Beach Rd.

MINUTES

BOARD MEMBERS PRESENT
Sissy Zoeller
Norman McFadden
Caroline Stinson

OTHERS PRESENT
Jake Commer
Gill Zoeller
Ray Etheridge, Property Manager

CALL TO ORDER & APPROVAL OF MINUTES
The Meeting was called to order by Sissy Zoeller at 6:00 p.m.; acting as temporary chairperson.

Caroline Stinson moved the acceptance of the minutes of the previous meeting. Norman McFadden seconded the motion, and it was approved.

FINANCIAL REPORT
Ray Etheridge reviewed the Financial Data with appropriate explanation.

Sissy Zoeller noted the Sprinklers, B Building. Sidewalk needs attention, Ray Etheridge will contact Wayne Sellers.

Ray Etheridge mentioned some details regarding pool maintenance and then finished the Financial Reports, noting one (1) unit was in foreclosure, while another unit was to be sold with appropriate collections accrued to The Sunchase Homeowners Association.

Sissy Zoeller complimented Ray Etheridge on his Presentation.

Board Member, Mr. Don Stiffler stopped by to note to the Board that traffic was extremely heavy and that his kayak had been stolen from his garage.

PROPERTY UPDATE
OLD BUSINESS
Other old business was a discussion. Started by Mr. Etheridge who noted, regarding the beach "Oil Menace" that two items are being considered, straw and booms. Approximate costs were mentioned, for example, booms would cost about $8,000.00. It appears that claims against B.P. could be filed. The Board discussed various aspects of our beach protection including disposal of items used. Mr. Etheridge will attempt to secure cost information.

PAINTING
The next item of business was painting decks and steps. Revised estimates were $14,550.00 and $15,475.00. A discussion occurred regarding existing codes and the responsibility of the contractor who did the prior repairs after Hurricane Ivan. Caroline Stinson moved to hold off painting till after Hurricane Season, specifically October; seconded by Norman McFadden, the motion was approved. Mr. Etheridge will find out if the Bid will be effective at that time.

POSTS
Another item of business was the kitchen post replacement in C-3. Mr. McFadden noted it has been replaced. Mr. Etheridge has sent letters to all owners not to remove these posts.

POOL
Continuing on, the enforcement of Pool Rules was discussed. Norman McFadden asked for an explanation regarding the number of people. The answer was 15 people maximum in the water at one time. Ray Etheridge noted regarding compliance with Rules in general that complaints have been received and that fines may be levied for non-compliance.

Mrs. Stinson complimented Mr. Etheridge for the Pool Sign on the gate.

The last item of business discussed was the replacement of two outside doors with a discussion regarding responsibility for payment. A review of documents will follow.

ADJOURNMENT
There was no further business and the meeting adjourned at 6:59 p.m.

Respectfully Submitted,

Sissy Zoeller